

QUITCLAIM DEED

Property: 63 & 65 North Prospect Street, Amherst, MA 01002

We, Darin L. Cordova, Raul Alfredo Cordova Barrera, and Cheryn M. Powell, of 63-65 North Prospect Street, Amherst, MA 01002 ~~for no consideration~~, *for love & affection*

grant to Darin L. Cordova and Raul Alfredo Cordova Barrera, husband and wife, as tenants by the entirety, of 63-65 North Prospect Street, Amherst, MA 01002 with Quitclaim Covenants

the land with the buildings thereon in Amherst, Hampshire County, Massachusetts, consisting of two parcels of land, located at 63 & 65 North Prospect Street, and more particularly bounded and described as follows:

Parcel 1: Beginning at an iron pipe marking the southwest corner of the land herein described, on the east side of North Prospect Street, it being the northwest corner of land now or formerly of Elizabeth S. Rogers; thence N. 2° 3' W. along the east line of North Prospect Street one hundred (100) feet to an iron pipe at land now or formerly of the heirs of Kate E. Strickland; thence S. 85° E. about eighty-six (86) feet to an iron pipe at land formerly of Susan I. Whitaker, and formerly of James W. Tufts et ux; thence southerly about eighty-six (86) feet to an iron pipe at land of said Rogers; thence S. 88° W. along land of said Rogers about eighty-eight (88) feet to the point of beginning.

Subject to existing drainage rights, from said Rogers property, across the corner of the land described. NOTE: The easement across Parcel 1 for access to Parcel 2, as described in the deed from Herbert S. Field and wife to said Susan I. Whitaker, dated March 12, 1924, recorded in the Hampshire County Registry of Deeds, Book 802, Pager 4521, has been extinguished by the merger of title of Parcels 1 and 2 in a common owner.

Being the same property shown as land of Mitchell A. Light on a plan of land, entitled "Map, Land of Mitchell A. Light, Amherst, Mass., compiled by K. N. Henrickson, C.E., Sept. 1, 1954" recorded in the Hampshire County Registry of Deeds at Plan Book 44, Page 19.

Parcel 2: The land with the buildings thereon in said Amherst, being the easterly portion of a lot which is situated on the easterly side of North Prospect Street, bounded and described as follows:

Beginning at the northeast corner of the lot to be conveyed, at the end of a stone wall, it being the southeast corner of land belonging now or formerly to the estate of Kate E.

Strickland; thence running South 2° 30' East, five (5) rods and four (4) links on land formerly of L. D. Cowles, but now or formerly of Fannie C. Cowles, to a corner at land now or formerly of Lydia F. Pierce; thence running South 88° West about thirty-six and one fourth (36 1/4) feet on land of the said Pierce to an iron pin; thence running Northerly about eighty-six (86) feet on land now or formerly of Herbert S. Field et ux to an iron pin at land of the said Strickland; thence running South 85° East about thirty-nine (39) feet on land of the said Strickland to the place of beginning.

The above premises are conveyed SUBJECT to a right of way for a drain as now laid from the said Pierce's land across the southerly portion of the same.

SUBJECT TO an "Easement for Particular Purpose" granted by Mary M. Beturney to Nancy E. Braxton and George Eager, dated August 1, 1996, and recorded in the Hampshire County Registry of Deeds at Book 4948, Page 307.

NOTE: The easement across Parcel 1 for access to Parcel 2, as described in the deed from Herbert S. Field and wife to said Susan I. Whitaker, dated March 12, 1924, recorded in the Hampshire County Registry of Deeds, Book 802, Page 4521, has been extinguished by the merger of title of Parcels 1 and 2 in a common owner.

Being the property shown as land of Jame[s] W. Tufts on a plan of land, entitled "Map, Land of Mitchell A. Light, Amherst, Mass., compiled by K. N. Henrickson, C.E., Sept. 1, 1954" recorded in the Hampshire County Registry of Deeds at Plan Book 44, Page 19.




Title References: Parcels 1 and 2 together being all of the premises conveyed to Frank O. Beturney by deed of James W. Tufts (a/k/a/ James Warren Tufts) and Gertrude W. Tufts, dated August 12, 1970, and recorded in Hampshire County Registry of Deeds in Book 1578, Page 318.


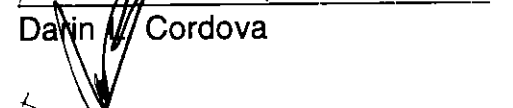
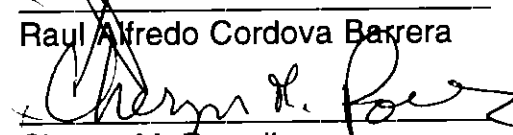
Also being all of the same premises bequeathed to Mary M. Beturney by the Will of Frank O. Beturney, on record in the Hampshire County Registry of Probate, Docket Number 49647, Box 1105, No. 33.

Also being all of the same premises conveyed by Mary M. Beturney to Darin L. Cordova, Raul Alfredo Cordova Barrera, and Cheryn M. Powell, a one-third interest each as joint tenants and not as tenants in common, by a deed dated August 1, 1996, and recorded in the Hampshire County Registry of Deeds at Book 4944, Page 214.

WITNESS our hands and seals this 21st day of July, 1997.

Witness:


Darin L. Cordova

Raul Alfredo Cordova Barrera

Cheryn M. Powell

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

July 21, 1997

Then personally appeared the above-named Darin L. Cordova, Raul Alfredo Cordova Barrera, and Cheryn M. Powell, and acknowledged the foregoing instrument to be their free act and deed, before me


Michael Pill, Notary Public

My commission expires: July 12, 2002

MP/csh/L1.514.Cordova.Powell



ATTEST: HAMPSHIRE, , REGISTER
MARIANNE L. DONOHUE